



**GRASSROOTS**  
REALTY GROUP

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**261 Boulder Creek Crescent SE  
Langdon, Alberta**

**MLS # A2237204**



**\$874,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Boulder Creek Estates   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,663 sq.ft.  | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Heated Garage, Triple Garage Attached                                     |               |                  |
| <b>Lot Size:</b> | 0.19 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, L |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | DC85 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |                   |      |

**Inclusions:** Bar Fridge Pantry, Blinds, Curtain Rods, Attached Shelving Upstairs, TV Wall Mounts, Hot Tub, Mirrors Basement, Shed, Attached Shelving Garage, Garage Opener, Garage Remote(s), Garage Heater, Mail Key(s)

Perfect blend of elegance and comfort located in one of Langdon's most sought after communities Boulder Creek Estates. This exceptional home was thoughtfully designed to maximize your living space with spacious open areas perfect for entertaining as well as warm intimate spaces for everyday family life. Outstanding curb appeal with impeccable landscaping, a cozy covered front deck and vibrant red siding. This home has no shortage of wow factor starting with the grand front entrance featuring a soaring vaulted ceiling with clerestory windows at the top, decorative transom window and side lights surrounding the front door and an eye-catching feature wall up the stairs. A den with sliding barn doors is perfectly positioned to allow for privacy to work or study from home. The open concept main living area is spacious and bright thanks to tons of large South facing windows and 9's ceilings throughout. Central air conditioning will keep you cool and comfortable in the summer months. Get ready to embrace your inner chef in this well equipped & well designed kitchen. You'll enjoy ceiling height cabinets, under cabinet lighting, quartz counters, herringbone tile backsplash, gleaming high end stainless steel appliances including a gas range and built-in microwave, there is even a pot filler over the stove. A large counter height island with seating is the perfect place for friends and family to gather in the heart of this home. The kitchen flows seamlessly into both the dining room and the main living area that is anchored by an elegant electric fireplace flanked by built-in cabinets and shelving for storage and display. This main level is rounded out by a 2 pc powder room and a spacious laundry / mudroom off the garage which will help your busy family stay organized and keep clutter out of your main living area. Heading upstairs you'll find the bright and sunny

bonus room that is sure to become your family's favourite place to gather for movies or games. There are 4 good sized bedrooms upstairs including the spacious primary retreat complete with a luxurious spa inspired 5 pc ensuite with a deep free standing soaker tub, separate glass shower and his and hers sinks. The large walk in closet has built in drawers and shelving. The other 3 bedrooms are each a good size with ample closet space and they share the main bath. The lower level is unspoiled and ready for you to finish to suit your needs whenever you are ready. The home of your dreams wouldn't be complete without the backyard of your dreams and this one fits the bill! The South facing yard has extensive and mature landscaping, raised planters, a large 2 tiered deck, a dog run and the ultimate indulgence of a hot tub. This home is ideally located backing onto green space which includes walking paths, playground and even a basketball court. Your kids are going to love stepping out the back gate to meet friends while you watch from the comfort of your back deck. A heated 3 car garage is icing on the cake. Call today!